

**ORDINANCE NO. 20060727-134**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2307 LAKE AUSTIN BOULEVARD FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence medium density (MF-3) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-06-0087, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 10, Block 1, Johnson's River Addition, a subdivision in the City of Austin, Travis County, Texas, more particularly described in a deed of record in Document No. 2006058640, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 2307 Lake Austin Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses of the Property:

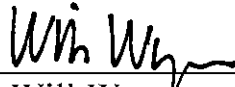
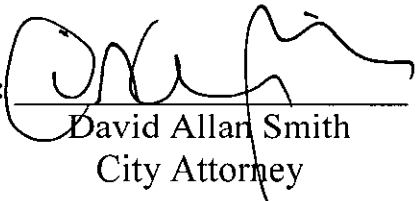
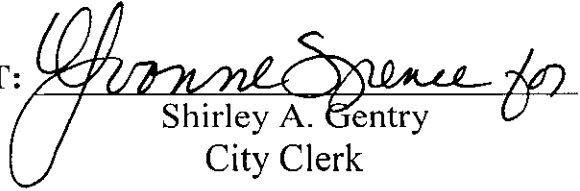
Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Commercial off-street parking	Pawn shop services
Service station	Financial services
Hotel-motel	Medical offices (exceeding 5000 sq.ft.
Medical offices (not exceeding 5000 sq.ft.	of gross floor area)
of gross floor area)	Day care services (commercial)
Hospital services	Exterminating services
Funeral services	Indoor entertainment
Outdoor sports and recreation	Pet services
Guidance services	

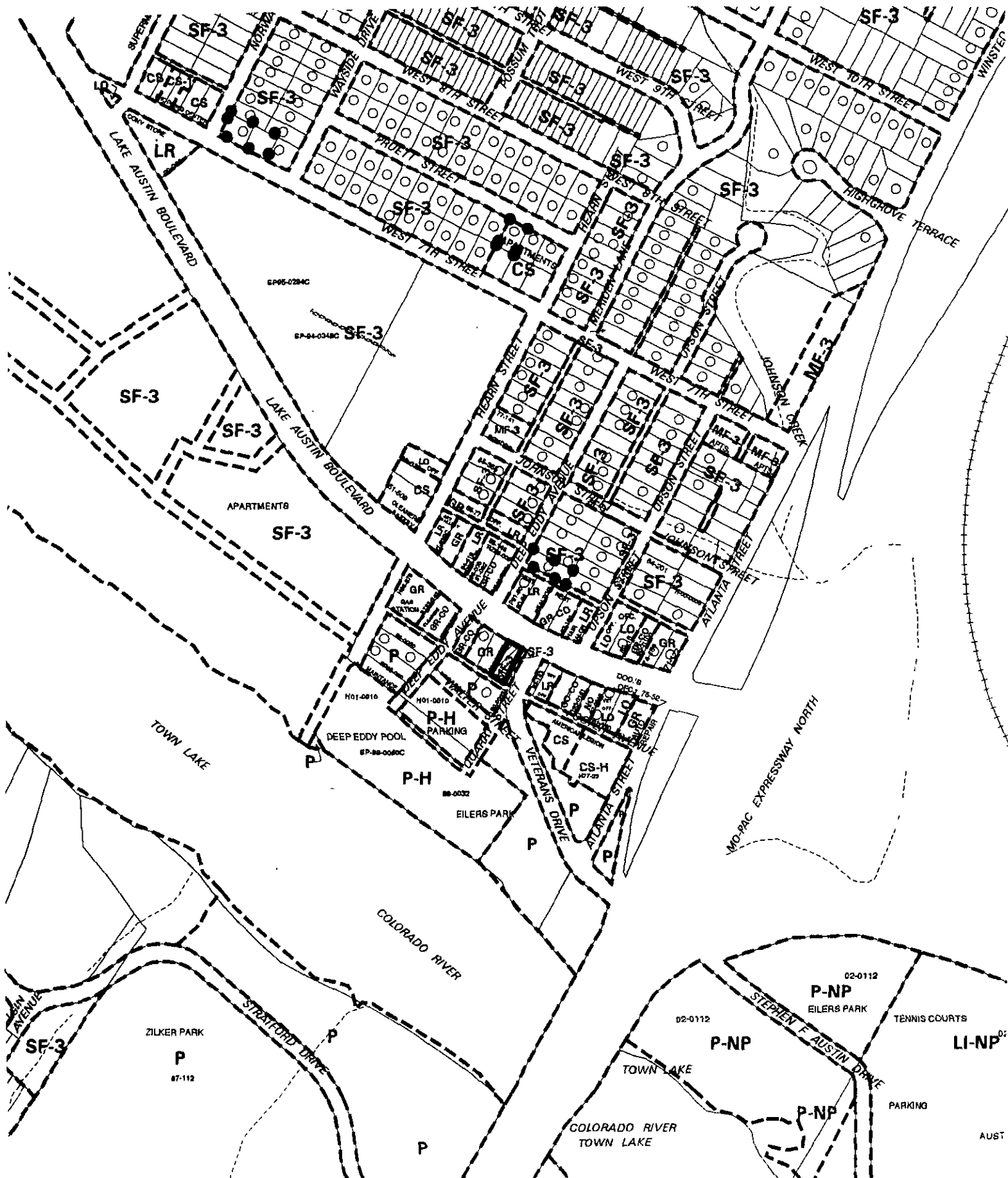
2. Drive-in service use is prohibited as an accessory use to a commercial use.
3. Vehicular access from the Property to Lake Austin Boulevard is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
4. Development of the Property shall comply with neighborhood commercial (LR) site development regulations.





Except as specifically restricted under this ordinance, the Property may be used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on August 7, 2006.

**PASSED AND APPROVED**

_____ July 27, 2006	§ § §	_____  Will Wynn Mayor
APPROVED:  David Allan Smith City Attorney	ATTEST:  Shirley A. Gentry City Clerk	



 1" = 400'	SUBJECT TRACT		<b>ZONING EXHIBIT A</b>		CITY GRID REFERENCE NUMBER G23
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-06-0087 ADDRESS: 2307 LAKE AUSTIN BLVD SUBJECT AREA (acres): 0.143	DATE: 06-04 INTLS: SM	
	CASE MGR: J. ROUSSELIN				